



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

June 17, 2004

Casey

PRESENT: Acting Chairman Dennis Casey, Commissioners Carol Clemett, Sylvia Hobbs, Andy Stefan and Jake Donoghue.

GUESTS: Town Planner, Mona Green

DEPUTY TOWN CLERK: Betsy Donworth

Acting Chairman Casey called the meeting to order.

MINUTES: Commissioner Stefan moved to approve the May 13, 2004 minutes as corrected. Commissioner Clemett seconded. Motion approved.

STRUCTURES IS SETBACKS: Discussion focused on a recent decision by the Board of Adjustment, approving certain landscape/water features (which are defined as “structures” in Beaux Arts zoning code and therefore not allowed) in side and rear setbacks. Planner Green reviewed research she had done on how other communities deal with water features and other landscape features in property setbacks, finding that generally there is some flexibility in allowing them. She suggested that one way of handling the issue would be to allow something low or at ground level. Discussion continued on what structures should be allowed in property setbacks:

Arbors: OK, as long as they are 8’ and under. The proposed definition of “Arbor” is “shelter of vines or branches or of lattice work covered with climbing shrubs or vines”.

Trellis: OK if 8’ or under. The proposed definition of “Trellis” is “a frame of lattice work used as a screen or as a support for climbing plants”.

Fountains: These should be allowed, but regulated by height from established grade. The Commissioners agreed that 30” should be the maximum height. (30” is a standard in other communities)

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Landscaping walls and rockeries: These should be allowed, up to 30" high measured from established grade.

Flag Poles: All agreed that flag poles should not be allowed; if a homeowner wanted one, a variance would be required.

Fireplaces: A fireplace would require a variance.

Garden Benches: These are OK.

Ponds and pools: OK as long as they are in compliance with other ordinances regulating pools, hot tubs, etc.

It was agreed that Commissioner Hobbs will write a memo to the Town Council, to include the proposed definitions for a trellis and arbor, informing the Council of the Planning Commission's discussion regarding landscape structures in the setbacks and requesting feedback on how to continue.

TREE ORDINANCE: Work on developing an ordinance regulating trees on public property has been put on hold by the Town Council. The commissioners agreed to add to Commissioner Hobb's memo that the Planning Commission believes there should be a process dealing with trees on public property.

BUILDING HEIGHT: Discussion focused on how current zoning code deals with calculating the height of a building, and the possibility of imposing a maximum height (building would not exceed a defined height at any point) – as opposed to averaging points of the structure. Commissioner Clemet suggested that it would be instructive to research the building height of existing homes in Beaux Arts in order to determine if and how BAV's zoning code should be amended. The Commissioners agreed that at the next meeting they will walk around the Village to observe the height of houses.

ADJOURN: Acting Chairman Casey moved to adjourn. Commissioner Hobbs seconded. Motion carried unanimously.

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk